The Winnipeg District



Farms Lands



ADJACENT

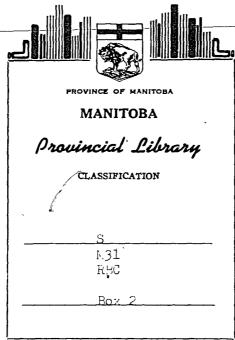
By the

WINNIPEG, MANITOBA

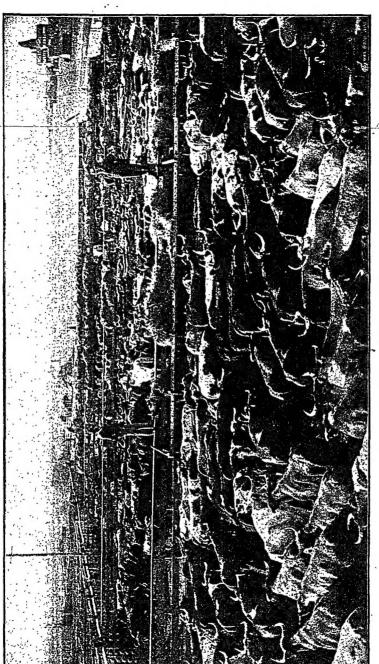
CANADA

M31 Box 2



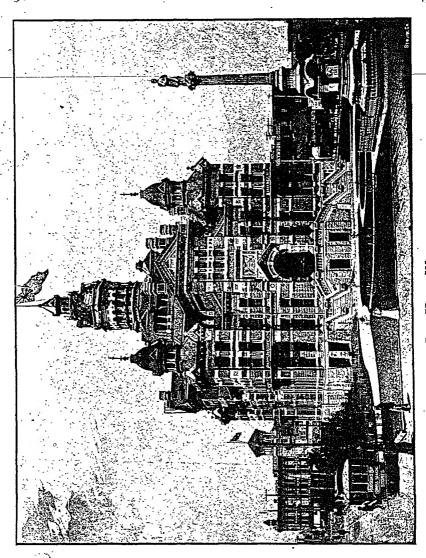


EC-b-7



CORNER OF STOCK YARDS AT WINNIPEG.

1,500 head of fat Steers in the shipping yards for export to Europe. Not one of them ever saw an ear of corn.





The Winnipeg District

CITY AND FARM # LANDS ADJACENT

ØØØ

the capital city of the Province of Manitoba, Winnipeg, is situated at the junction of the Red and Assiniboine Rivers and on the west bank of the former. It is almost midway in Canada between the Atlantic and Pacific oceans, and forty miles south of Lake Winnipeg, an immense body of fresh water abounding in fish, and with shores for the most part heavily timbered. Winnipeg is sixty miles north of the International boundary line between Canada and the United States, with which latter country the city has three direct connecting lines of rail. Situated almost on the eastern edge of the great prairie country, there stretches to the east a vast area of gold and other mineral producing territory, extending beyond the Lake of the Woods to Lake Superior. Railroads branch out from the city in all directions. Ten main or branch lines radiate from this centre of traffic, and two other lines find entrance over the tracks of the Canadian Pacific Company. Winnipeg is a thoroughly busy and progressive city, with miles of electric street railway tracks, paved and boulevarded streets of asphalt, block and macadam. The city streets are lighted by electricity, and both gas and electricity are used in private lighting. The buildings are of stone, brick and wood. Building stone and brick clays are obtainable at points close at hand.

By no better means can the permanent and successful growth of Winnipeg be shown than by reviewing the population statistics of the past twenty-five years. In 1870 the population of the village of Winnipeg comprised but 215 souls. In 1874 it

had risen to 3,000; in 1885 to 22,315; in 1898 to 45,000; and in 1901 to 55,000.

In 1881 the total assessment value of the city was \$0.106. 435, while in 1900 the assessors' returns showed \$27,000,000.

Trade of Winnipeg

Naturally Winnipeg is the centre for the wholesale and jobbing-trade of the great Northwest. Immense stocks of goods and merchandise, covering all varieties required

to supply the wants of the districts devoted to grain production, stock-breeding and cattle ranching, mining, fumbering, and fishing, as well as the more diversified demands of the city. town and village people, are to be found in the handsome buildings, supplied with all the modern conveniences and appliances, which are a marked feature of the city's edifices. Shipments are daily made to points over 1000 miles distant, so extensive is the range of country supplied from this well-stocked central market. The complete railway systems radiating from Winnipeg afford great facilities to the retailer in the Province and Territories for the securing of his stocks at short notice, and experience has shown that the retailers and country merchants take full advantage of these opportunities. The railway corporations recognize Winnipeg as one of the principal wholesale depots of Canada, and deal with its wholesalers on that basis. While it is impossible to give in detail a full list of the lines of goods handled by the wholesale and retail trade of the city, it will be sufficient to make the general statement that all the wants of a mixed community are supplied. Various industries are already established in Winnipeg, including furniture and upholstery; brooms and brushes; oatmeal, flour and grist mills; awnings, tents and mattresses; bookbinding; carriage works; soda water; breweries; meat curing and packing; bricks and tiles; boiler and machine shops; foundries; biscuit, confectionery and bakery products; coffee and spice mills; harness and saddlery; marble works; tinware, sash, doors and boxes; saw mills; cigar factories; oil mills; plumbing and gas-fitting; tanneries; soap, etc. Enquiries are constantly made of the Board of Trade, by foreign and other capitalists, as to the necessity and feasibility of establishing additional manufactories, and, as a result, indications point to investments in new branches of industries in the city. The city has three daily and many weekly and monthly newspapers and journals.

In the matter of volume of trade, it may shortly be stated that Winnipeg stands third on the list of cities of Canada according to the Bank Clearing House returns. For 1899 the clearings in Winnipeg were \$107,786.814, an increase of 15.88 per cent. over the previous year. The bank clearings each week are about \$5,000,000, which immense sum is larger than that of Des Moines and Sioux City, Iowa, combined. The

chartered banks represented in Winnipeg show a total paid up capital of \$40,000,000.000, with a reserve fund of \$20,000,000.000. The principal Loan Companies, Fire and Life Insurance Companies of Canada, and many of Great Britain and the United States, have general agencies in the city.

The direct foreign trade of the Port of Winnipeg in 1879 in the matter of imports totalled \$2,585,000.00, and in 1899, \$5,695,715.00, though a large percentage of the foreign-goods consumed in the city and province is purchased, duty paid, in Montreal and Toronto, and these are not credited to the Port of Winnipeg in the Custom House returns. The Customs duty paid in 1899 was \$1,140,051.00.

Post Office statistics give a good indication as to the importance of any city. The sale of postage stamps last year amounted to \$108,318.00 in the Winnipeg office; and according to the last report obtainable, 4,532,840 letters, and 488,228 post cards were actually mailed at this office during one year. Over one and a quarter millions of letters and cards alone were delivered throughout the city by the official carriers. In 1897 the city Inland Revenue collections on malt, spirits and tobacco amounted to \$411,037.00; in 1899 to \$508,586.00. These figures were more than doubled in 1901.

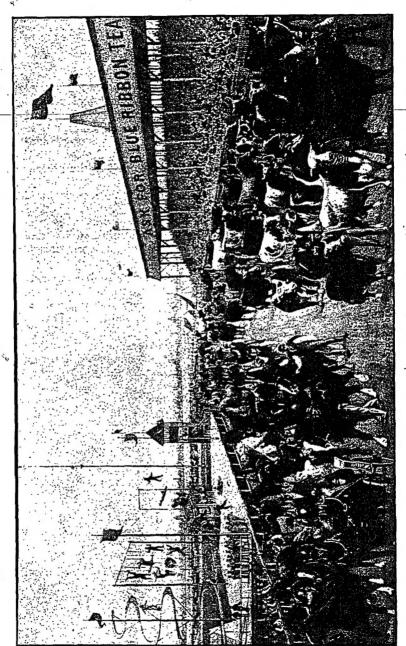
Some 17,500,000 bushels of wheat of the crop of 1901 were inspected by the Government Inspectors stationed at Winnipeg in the three months following the harvesting of the crop.

Public Offices, Etc. Winnipeg is not only the commercial capital of the vast extent of country lying between Lake Superior and British Columbia and north of the International line, but it is the centre for the Federal offices situated therein. The head Immigration, Lands, and Timber offices of the Dominion Government for the west are Jocated here. The principal custom house, registry of shipping, excise, weights and measures, food products examiners, coal oil, electric light and gas inspection, post office inspection, grain, flour, and hide and leather inspection, intelligence office, Receiver General, Government Savings bank, and other offices for the Canadian Northwest are placed in the city on account of its importance and central position. Winnipeg is also the Provincial Capital, and in consequence the Manitoba Legislature, Government Departments of Agriculture and Statistics, Attorney-General, Public Works, Treasurer and Provincial Secretary, with the Registrar-General of lands, have their official headquarters within the city limits.

The Superior Courts are held here, which entails the attendance of the principal barristers and attorneys of the Province. With other Government institutions the Institute for the Deaf and Dumb is placed here. The regular troops on duty in Manitoba are in barracks in the city; and the volunteers, with headquarters here, cover corps of cavalry, field artillery, and the line. The head offices of the Hudson's Bay Company (in-America), the great land companies, and in a word all the great corporations doing business in this country, find it not only convenient, but necessary, for the proper transaction of their affairs to have their chief offices in what has been termed by a Governor-General, "The heart city of Canada." The Winnipeg General Hospital is an institution which the city may well be congratulated on maintaining, for the great part by her own contributions. The poor and suffering coming from any part of Manitoba, receive here the most careful and humane treatment, in well appointed buildings, at the hands of skilful and experienced medical men and nurses. (There is also a large and well furnished hospital, managed by Grey Nuns, in St. Boniface, across the Red River from Winnipeg). A Maternity Hospital and Training School for Nurses are attached to the parent institution. The Children's Home, and other kindred institutions, are worthy of all praise. The Winnipeg Industrial Exhibition, a public institution, held annually, is the great agricultural and stock show of the western half of Canada; \$140,000.00 is already invested by the Association in buildings and improvements to the 90 acres of ground utilized for exhibition purposes. The prize list alone for the exhibition of 1902, including attractions, amounts to \$35,000.00.

Education

Probably no better educational facilities are enjoyed in any newly settled country in the world than in Manitoba. The public schools are to be found by dozens in the district within twenty-five miles of Winnipeg, as may be seen by an inspection of the map attached to this pamphlet. In addition to the elementary schools in the rural districts, settlers near the city have unrivalled advantages in being resident to the Collegiate Institute, the Normal School, the four Colleges, Medical College, and Provincial University, with Business Colleges, all situated in, or immediately adjacent to the city; also several Catholic Schools. Intending settlers in Western Canada should consider this feature, and not fail to inspect the lands of the Winnipeg District before deciding where to take up land.



Prize Winners Winnipeg Industrial, Exhibition.

Education Dotted all over the Winnipeg District are to be found Churches and Mission Stations of the various Christian denominations.

Markets

One of the first advantages an intending settler in a new country should carefully look after is the proximity to a ready market for his produce, and in this respect the district around Winnipeg is the most favored in the western part of Canada. To have a city of 55,000 population within one, two, or three hours' drive of home, is, of itself, an advantage that in Western Canada can only, at the present time, be found in the Winnipeg District. Winnipeg being the commercial metropolis of Canada west of Lake Superior, and the railroad centre as well, the farmer, in addition to having a large local market here, gets the lowest freight rates prevailing in the prairie country to the Eastern Canadian and European centres of consumption, which, in a word, means the highest cash price for all that his farm produces.

But it is not in selling alone that the Winnipeg market offers special advantages. In the city the farmer can purchase his household necessities, his clothing, machinery, implements, lumber, general building materials, and other supplies as economically in most respects as in the older cities of the Dominion, and in no other city of Canada, having the same population can the purchaser of merchandise find a more varied stock of goods of every class from which to select. In short, for either sale or purchase market, few if any cities of 55,000 population offer such advantages as are to be found in the Manitoba capital. But in addition to the local market of the city, it should be noted that immediately to the east of the Winnipeg District exists the large and ever increasing market of the gold mines of the Lake of the Woods and adjoining regions.

Fuel There is no difficulty in obtaining firewood in almost any direction in the 25 mile belt around Winnipeg, except on the open prairie lying for some distance to the immediate west and northwest of the city. Any number of first-class farm lots can be purchased, on which exists more than a sufficient quantity of timber suitable for firewood. South, between the Assiniboine and Red River; east and southwest, along the Red River and its tributary streams; north and northeast, may be found an abundance of wood in the form of bluffs and islands, interspersed with areas of rich open prairie land. A railroad, the Canadian Northern, now

extends from the city, which taps immense areas of timbered land some thirty or forty miles southeast from Winnipeg. Native coal is supplied to farmers at all railroad stations in the district at moderate prices.

Hay Lands
Plenty of rolling prairie occurs in the 25 mile belt about Winnipeg, and a sufficient area of hay land to provide an abundance of grazing meadows in summer, and stores of fodder for winter use. The qualities of the native grasses for stockraising are famous, and the milk, butter and cheese now marketed in the city by local farmers is of the richest and finest, fully equalling any produced in Canada. There is always a ready sale in Winnipeg for hay, cash down being the terms of payment, as is the case with milk, butter and cheese, cattle, sheep, swine, poultry, hides, wool, etc.

Pork Factory There is already a pork packing establishment in a suburb of the city, which, in the season, runs at its full daily capacity of 500 hogs.

Stock Yards

Cattle are shipped in to the Winnipeg stock yards from all parts of Manitoba and the Northwest Territories, and made up into train loads for export. An immense abattoir is completed, having a great daily capacity, and it is arranged to slaughter and chill the meat for direct shipment to Eastern Canada and Europe. The largest cattle exporting firms of the west have their headquarters in the city.

Cold Storage Ample cold storage capacity for dairy produce, etc., to meet all present wants, exists and all future requirements will be promptly met.

Lands The lands of the Winnipeg District, comprised within a radius of twenty-five miles around the city, are well situated in what is known as the Red River Valley. South of the International line in the United States the lands in this same valley are considered to be the most fertile in the Western States, improved lands selling there at prices reaching to \$30.00 and \$40.00 per acre. Superior quality of uncultivated land may to-day be purchased within twenty-five miles of Winnipeg at from \$12.00 to \$15.00 per acre, according to location; and good lands for stock raising purposes at from \$5.00 to \$8.00 per acre. When the Winnipeg District lands are brought under cultivation, they will soon be valued

as high, or higher, than those to the south of the International line already improved. Settlers taking up land here at the present time will reap a rich reward for their foresight within a very few years. That many American farmers in Minnesota and Dakota are quick to perceive this situation is evidenced by the large numbers of them now selling their improved farms in those States, and purchasing the uncultivated land in the Winnipeg District. The farmers already settled in this district are prosperous and contented; indeed some of them have succeeded so well that they are amongst the wealthiest agriculturalists of the Province. Such a large area naturally has a variety of soil, and peculiar features. Land here may be had ranging from the finest, with a rolling surface and a great depth of black loam, to low-lying sections, and others covered with brush and timber.

In the early days of Manitoba, the Dominion Government reserved large blocks of land in this district for division amongst the natives of the country, with the result that little free grant land was available to settlers when they first rushed into Manitoba, and the tide of immigration thus flowed past to more westerly parts of the Province. These lands have, however, nearly all fallen into the hands of private owners, and of the uncultivated acreage, it is safe to say that fully 100,000 acres, scattered throughout the whole district, may now be purchased by incoming settlers at the low prices quoted above.

It cannot be contradicted that with the superior advantages possessed by their proximity to the largest city in Canada west of Lake Superior, these lands are the cheapest to be had in Manitoba. Indeed it may be stated as a fact (and investigation is solicited) that these lands are selling at from one-half to one-fifth the price per acre asked for similar lands in many districts in Manitoba remote from any considerable local market.

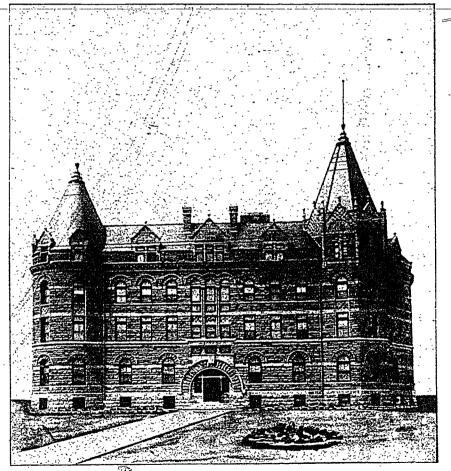
Fertility Let any intending settler inspect the farms and market gardens adjacent to the city, and he will not require to be informed of the great fertility of the soil. The cultivated land will speak for itself.

Arrangements for the Inspection of Lands

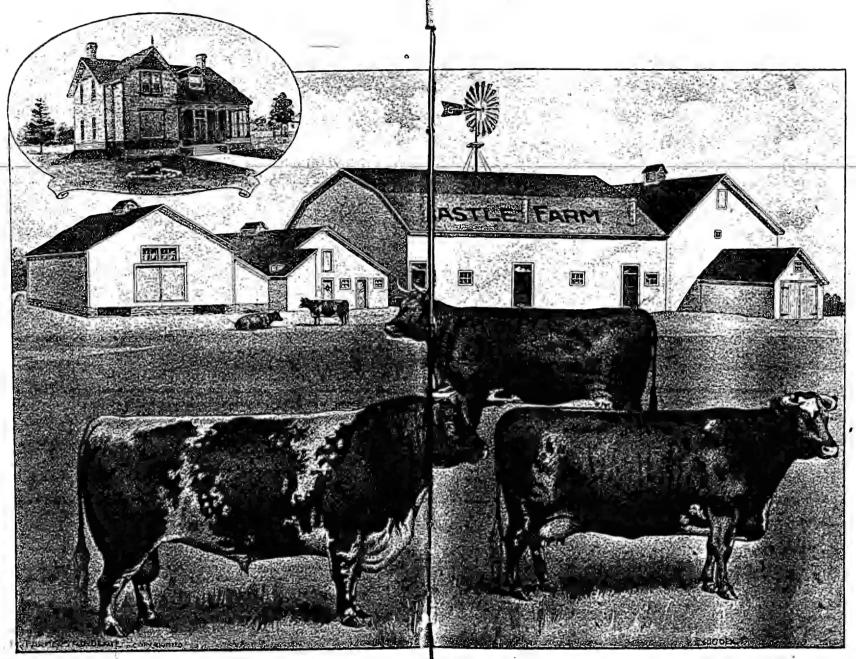
Arrangements have been made by a Committee of the City Council, Board of Trade and Retailers' Association, that a list of lands open for sale in the Winnipeg District, showing lo-

cation, improvements (if any), price per acre, terms on which

they will be sold, title of property, etc., shall be open for inspection and public information in the office of the Dominion Immigration Commissioner, Winnipeg, in charge of a competent official of the Dominion of Canada. A Government Land Guide also will, when it is possible, conduct intending settlers to inspect such properties as they may desire to visit in the Winnipeg District.



WESLEY COLLEGE, WINNIPEG.



Farm Residence and Is of Mr. C. C. Castle.

This beautiful farm is located near To-about 30 miles north of Winnipeg.

The American Land & Loan Co. realizing that this district possesses advantages which, if brought to the notice of intending settlers, would result to the mutual benefit of the district, and the settlers, have prepared this pamphlet from the most reliable information at its disposal in the hope that many who are about to visit Manitoba in quest of good locations for comfortable farm homes may be induced to look over this district—lefore-making-a-final-choice.—In-the-past-no-special-effort-has-been made to bring this district to the aftention of the emigrant world, nevertheless, the number of farmers already settled in this district affords ample testimony that its merits as a farming district have been fully tested. Settlers who came here twenty years ago have never regretted their decision and have continued to prosper, but of late years it has become more easy to demonstrate the wisdom of their choice.

Although large quantities of grain are grown, this is peculiarly a mixed farming district, and it is only of late years that it has been possible for mixed farming districts to compete with the purely grain-growing district in the eyes of the new settler. The rapid accumulation of a "pile" used to be the aim of most new settlers, but now that it has been demonstrated that comfortable homes may be established, it is becoming more common for the settler to aim at building up a home and making steady progress. In fact, it is found that settlers who arrived at this conclusion were the ones who made most money as a rule. This district offers most peculiar advantages to the settler who is seeking a comfortable home and reasonable prosperity.

The special advantages, etc., as wood, water, hay, markets, are elsewhere alluded to.

To the Stonewall Board of Trade.

Gentlemen—I am a native of Kincardineshire, Scotland, and emigrated to Canada in 1870. After spending four years in Ontario and Quebec I came to Manitoba and took up a homestead nineteen miles northeast of Stonewall. In those early days we had to be very economical, as everything was

very high in price. Nowadays \$1.00 will buy as much as \$2.00 would in 1874. I consider that I have done well. I know of no other place where I could have done as well. I own 880 acres of land, with a complete outfit of stock and machinery. I have raised a family of ten children. No one can make a mistake in coming here, but there are two classes to which this country offers special adayntages—those with small means and those with families growing up who will soon want to start for themselves. The winters are cold, but we have not found them disagreeable. A little energy and foresight enables people to make themselves and their stock as comfortable here as anywhere else.

Yours truly,

ARCH. WOOD.

Mixed Farming

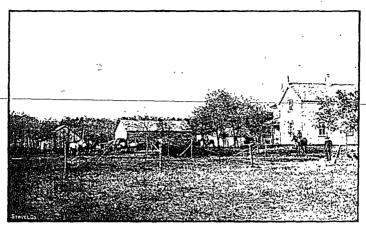
The farmer of one idea, especially if that one idea be to grow wheat, is handicapped if the season be unpropitious. He cannot continue to thrive by working but half the year. If he divides his attention between wheat (for which Manitoba has now a

world-wide fame (and coarse grain, roots and stock, his chances of success are manifestly increased. He has that which employs his time profitably during that part of the summer when the wheat does not require his attention and during the winter months. A growing family can assist more with the root crop and in caring for cattle. Mixed farming is beyond question far safer than grain growing alone, and no district affords better opportunities for this class of farming than the district referred to in this pamphlet, the ready market being no small factor.

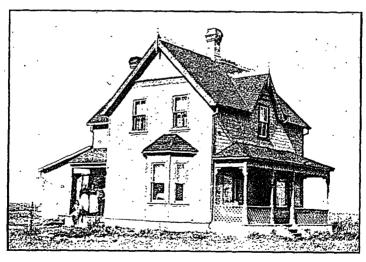
Stock Raising

This branch of farming is in many men's hands pre-eminently a safe one, as has been demonstrated by scores of our settlers who give themselves entirely to it. Woodlands, Eastern Rockwood and the territory to the north affords ample scope for the settler

who would like to spend his full year caring for stock and making money. There are hundreds of choice locations where a piece of grain land may be secured, a nice grazing section and a hay-claim. The man who chooses one of these is comparatively free from care. Of course, Winnipeg, with its rapidly multiplying abattoirs and slaughter houses, its splendid transportation facilities and increasing population, is the great market. It is easy of access.



Home of Jacob Scott, Sr., Seven Miles Northwest of Stonewall, Man.



FARM HOME OF MR. DARWOOD, ATWELL, MAN.

The Raising of Stockers

The farmers of these districts find very profitable work raising stockers for the western ranches. At the present time a good yearling calf will readily bring from \$15 to \$18, and

costs probably less than \$5 to bring to that age. The western ranchmen prefer to buy at that age, as after that stock do not have to be housed on the ranches. Many farmers keep the young cattle until they are three years of age. Sheep have been found to pay well.

To the Secretary of the Stonewall Board of Trade.

Dear Sir—I am only too pleased to recommend this district. I came here in the seventies with no capital. After getting started I lost everything by fire, but have since been able to provide for a large growing family and make myself comfortable. I believe in mixed farming. My cattle pay well. I make butter or cheese, according to the market. I find ready sale for all kinds of produce. There are splendid opportunities here for energetic settlers who wish to make a home for themselves. I know of no better place.

Yours truly,

HENRY LAST.

Vegetables

In no part of the Dominion can better vegetables be grown. A visit to the Fall Fairs will prove this. Winnipeg affords

a ready market for the output of this branch of farm industry. Potatoes averaged over the entire Province 196 bushels per acre.

Agriculture

Great attention is given to the study of method in farm work and to the encouragement of producing practical re-

sults. Farmers' Institute meetings are frequent and the latest methods of farming are carefully discussed. Annual Fairs are held, and, by the aid of liberal Government and Municipal grants, are able to offer in prizes sums which would alarm the directors of an eastern society. Loyal support is given to each in its respective locality.

Water

The question of good water supply is one which often vexes the soul of the prospective settler. In this district he may gladden his heart and quench his thirst at any time by a draught of the finest water (clear, sparkling and cool) to be found anywhere. In some instances it is to be had from springs, while any farmer may have a never failing supply by the necessary boring, the depth varying from 20 to 80 feet in different localities. Not a few have secured artesian wells. Good water adds greatly to the comfort and health of the seftler, and is an aid in successful stock-raising. Locate where it is to be found.

Taxation

The rate of taxation is comparatively low, especially in many of the municipalities, the total tax (inclusive of school taxes)

is 5 cents per acre, or \$8.00 per quarter section. In some there are more schools and more has been expended on roads, consequently the rate is a little higher.

Game

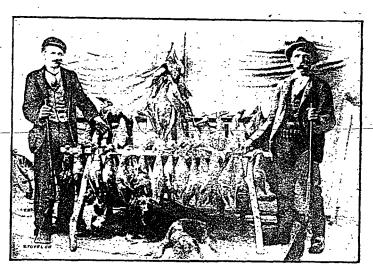
To the settler who is fond of seeking recreation with his gun and dog or with fishing apparatus this district offers special inducements. Prairie chickens are numerous. Geese and ducks pass this way in thousands in their migrations to and from the north. Deer shooting is quite common in the northern parts of these municipalities. Large quantities of fish are taken from Shoal Lakes and from the larger lakes, Winnipeg and Manitoba. The pleasure-seeker finds also good boating on these lakes.

To the Stonewall Board of Trade.

SIRS—In answer to your request for a statement as to how we have got along here, I am glad to say that we have got along very well. My husband and I came here over twenty years ago with a large family of small children and had hard work to get along for the first three or four years. All settlers in a new country expect to work hard. We settled four miles north of Stonewall. My husband is dead, but my children are all comfortably settled round me. My six boys have 1,620 acres of land and about \$7,500 worth of stock, worth altogether about \$25,000. I am glad that we came to this district. I think it is a good place for settlers with growing families.

Yours truly,

MRS. JOHN GOOD, SR.



A DAY'S OUTING AT SHOAL LAKE, MAN.



Pure-bred Ayrshires on the Farm of Wm. M. Champion, Reaburn, Man.

Spirit Lake Beacon, Spirit Lake, Ia., U. S. A.: The most remarkable story as to the rise in value of Iowa land and profit in farming comes from Sioux county. A gentleman who knows whereof he speaks informs the Beacon that a business man in Sioux bought 760 acres of land fifteen years ago for which he paid \$10 per acre. During the fifteen years he received from this land as rent \$30,000, and a short time ago sold the tract for \$45,600. It would take a right good oil well or gold mine to beat that investment.

The above is another proof that all things come to those who take advantage of their opportunities. There is just such chances in Manitoba to-day for good live Americans.

Special to the Dispatch.

Iowa City, Iowa, June 7.—E. Whitney Carr, of Jordan, N.Y., to-day gave Iowa State University \$50,000 for the establishment of free scholarships for poor young people. Mr. Carr is 75 years old, and made a fortune in speculating in Iowa lands.

Where can you find a man of wealth who did not acquire it in the above manner. You know it is said, "A man withoutland is no man."

HARTLEY, IOWA, Nov. 20, 1901.

Mr. H. C. Webb, Sibley, Iowa.

DEAR SIR—I just returned from Winnipeg, Canada, where I have bought 6500 acres of land tributary to that city.

I think that is the surest investment for large returns, of any land I ever saw. It is a deep rich soil and the improvements the Government are making, will make that one of the finest countries in the wheat belt.

Yours respectfully,

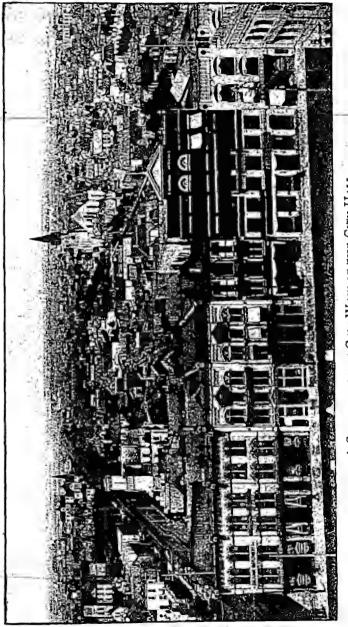
FRANK PATCH,
President Hartley State Bank.

STORM LAKE, IOWA, Nov. 19, 1901.

Mr. H. C. Webb, Sibley, Iowa.

DEAR SIR—Replying to your valued favor in which you ask my opinion of the Winnipeg country, will say that I think





American Land and Loan Company, Winnipeg, Manitoba.

it is alright and really offers better opportunities for investment than can be found in the States. I recently returned from Winnipeg, near which city I purchased over 2500 acres of land.

As soon as my business will permit, I will return to Winnipeg with a number of my friends and try to induce them to invest. You can make no mistake in going there to invest and your friends, I believe, will never think less of you for advising them to do likewise.

Very truly yours,

A. A. SMITH.

We have over 50 similar letters from the most reliable of Iowa and Minnesota investors.

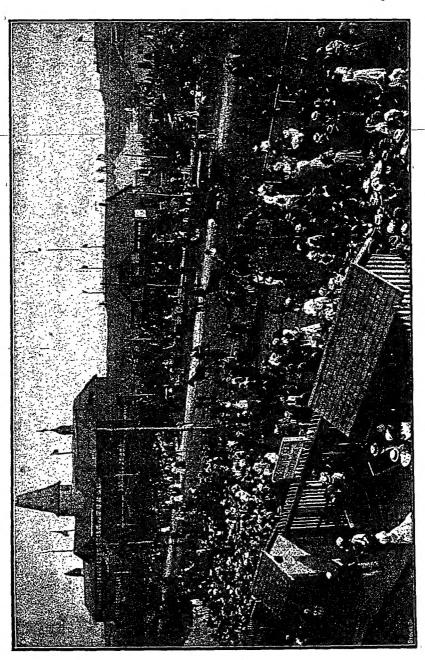
It has been said that you can fool all the people part of the time, but not all. Surely some bright American would have discovered, long ago, if this country had not been what it is represented to be. Is it possible that you need further proof than the candid opinion of America's best business men, who back their statements with their money? If so, come and see for yourself.

Mr. Speers, Colonization Agent for the United States, predicts that 75,000 settlers will go over the Soo road to Manitoba and the Northwest Territories.

Bear in mind that this is the same Red River Valley that is claimed in Minnesota and North Dakota to be the most fertile and productive soil known in the world and this district is the last and all there is left. You can still get land by moving at once, at one-half the prices asked in Minnesota and North Dakota.



FARM BUILDINGS OF ARCH. WOOD, TEULON, MAN.

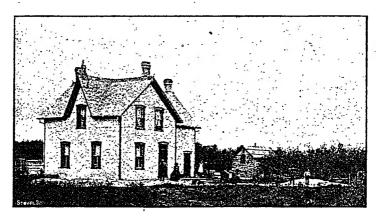


American Land and Loan Company, Winnipeg, Manitoba.





FARM HOME OF ALBERT MOLLARD, BALMORAL, MAN.



FARM BUILDINGS OF JOHN GOOD, STONEWALL.



s s s Manitoba s s s s 1901 Crop Report

Compared with Iowa, the Best Agricultural State in the Union &&

	AWOI	MANITOBA
Wheat	15.3	32.3
Oats	32.1	40.3
Barley	24.3	. 24.2
Flax .	8 . 8 .	12.7
Rye .	15.8	. 23
Peas	٠.	. 18.6
Potatoes .	. 37.4	196
Root Crops		286
Price of Land . \$50) to \$75 . \$	610 to \$20